

Department of Planning & Urban Development

Marge Schmuckal  
Zoning Administrator

Jeff Levine  
Director Planning & Urban Development



**CITY OF PORTLAND**  
**ZONING BOARD OF APPEALS**

**Disability Variance Appeal Application**

**APPLICANT INFORMATION:**

Lori Tully ILS/Candace  
NAME *Scripture*  
Alpha One / Custom Float Services  
BUSINESS NAME  
127 Main Street  
ADDRESS  
South Portland, ME 04106  
1-800-646-7200  
TELEPHONE #

GRANTOR / CONTRACTOR  
APPLICANT'S RIGHT, TITLE OR INTEREST  
(eg; owner, purchaser, etc)  
R3  
CURRENT ZONING DESIGNATION

**SUBJECT PROPERTY INFO:**

39 SKYLARK RD  
PROPERTY ADDRESS  
347 E003 001  
CHART/BLOCK/LOT (CBL)

**PROPERTY OWNER INFO (If Different):**

ROBERT E SHAW  
NAME  
39 SKYLARK RD  
ADDRESS

347 E003 001

**Variance from Section 14:**

23'± FRONT SET BACK  
VS. 25 ft

**EXISTING USE OF PROPERTY:**

SINGLE FAMILY RESIDENTIAL

EMAIL: cscripture@customfloat.com

**NOTE: If site plan approval is required, attach preliminary or final site plan.**

*The undersigned hereby makes application for an appeal as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.*

Candace / Scripture  
SIGNATURE OF APPLICANT

11/6/2015  
DATE

LD 136 – This bill provides that medical records or other documents submitted to a municipal board of appeals or a municipal code enforcement officer that describe or verify the disability of a person who is seeking a variance from municipal zoning ordinances in order to accommodate the disability are not public records under the state’s Freedom of Access Act. **Enacted; PL 2015, c. 152**

05796

## DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

Dorrine A. Sullivan of Portland, County of Cumberland, and State of Maine, duly appointed and acting personal representative of the estate of George L. Sullivan, deceased (testate), as shown by the probate records of Cumberland County, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to Robert E. Shaw and Stephanie L. Shaw, as joint tenants, both of Portland, County of Cumberland, and State of Maine, whose mailing address is 39 Skylark Road, Portland, ME 04103, the real property in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, with any buildings or improvements thereon, situated on ~~Martha~~ <sup>Bertina</sup> Street (now known as 39 Skylark Road) in the said City of Portland, and being Lot No. 49 as shown on a Plan of Hanson Manor, recorded in the Cumberland County Registry of Deeds in Plan book 57, Page 69. D.D.

The above conveyance is made subject to a certain easement given to the New England Telephone & Telegraph Company for the maintenance of service to said and other premises along, over, or under one certain strip of land six (6) feet in width along the boundary line or lines of said premises above conveyed and from the center of said strip of land six (6) feet in width to any dwelling house constructed or to be constructed upon said premises as shown on one certain deed to said New England Telephone & Telegraph Company duly recorded, to which reference is made for a more particular description.

Being the same premises conveyed to George L. Sullivan (deceased March 6, 1993) and Myrtle M. Sullivan (having predeceased the said George L. Sullivan), as joint tenants, by deed of C. H. Hanson Company, Inc., dated July 6, 1964, and recorded in said Registry of Deeds in Book 2834, Page 303.

1996.

WITNESS my hand and seal this 31<sup>st</sup> day of January



Dorris A. Sullivan  
Dorrine A. Sullivan, Personal  
Representative of Estate of  
George L. Sullivan

MAINE REAL ESTATE TAX PAID

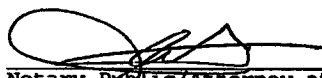
BK 12334 PG025

STATE OF MAINE  
CUMBERLAND, SS

January 31, 1996

Then personally appeared the above-named Dorrine A. Sullivan,  
as Personal Representative of the estate of George L. Sullivan,  
and acknowledged the foregoing instrument to be her free act and  
deed in her said capacity.

Before me,

  
Notary Public/Attorney-at-Law  
Printed Name: \_\_\_\_\_

DEL/GEN/RV2/SU

JACQUE A. GARWICK  
MY COMMISSION EXPIRES DECEMBER 28, 1999

RECEIVED  
RECORDED REGISTRY OF DEEDS

96 FEB -1 AM 11:52

CUMBERLAND COUNTY

John B. O'Brien

SKI: 1

PROPERTY LINE



Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions  
10/02/15

Date: 10/02/15

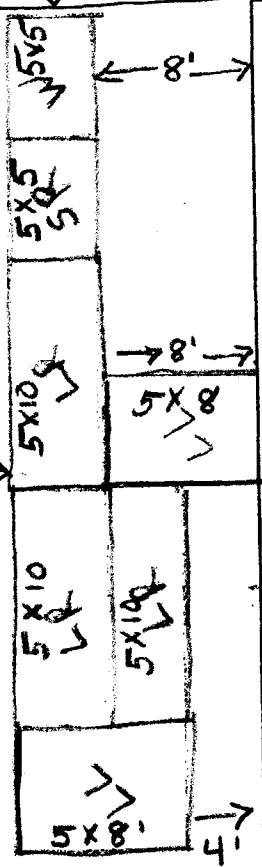
8'

11.7 ft

Drive

EP 8  
32  
4

25



23 ft

RD

1000

40

CBL 347E003001  
39 Skylark Rd  
Portland, ME

50' TO  
CENTER OF  
ROAD

10'

PROPERTY LINE



**Current Owner Information:**

**CBL** 347 E003001  
**Land Use Type** SINGLE FAMILY  
 Verify legal use with inspections Division  
**Property Location** 39 SKYLARK RD  
**Owner Information** SHAW ROBERT E & STEPHANIE L JTS  
 39 SKYLARK RD  
 PORTLAND ME 04103  
**Book and Page** 12334/24  
**Legal Description** 347-E-3  
 SKYLARK RD 39  
 9012 SF  
**Acres** 0.2069

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	36996	<b>OWNER OF RECORD AS OF APRIL 2014</b>
<b>LAND VALUE</b>	\$69,800.00	SHAW ROBERT E &
<b>BUILDING VALUE</b>	\$95,500.00	STEPHANIE L JTS
<b>HOMESTEAD EXEMPTION</b>	(\$10,000.00)	39 SKYLARK RD
<b>NET TAXABLE - REAL ESTATE</b>	\$155,300.00	PORTLAND ME 04103
<b>TAX AMOUNT</b>	\$3,106.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

**Building Information:**

**Building 1**

**Year Built** 1964  
**Style/Structure Type** RANCH  
**# Stories** 1  
**# Units** 1  
**Bedrooms** 2  
**Full Baths** 1  
**Total Rooms** 5  
**Attic** NONE  
**Basement** FULL  
**Square Feet** 1000

[View Sketch](#)      [View Map](#)      [View Picture](#)



**Sales Information:**

Sale Date	Type	Price	Book/Page
2/1/1996	LAND + BUILDING	\$83,000.00	12334/24

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

SHAW ROBERT E & STEPHANIE L JTS

**Located at**

39 SKYLARK RD

**PERMIT ID:** 2015-02319

**ISSUE DATE:** 10/05/2015

**CBL:** 347 E003001

has permission to **Install an ADA critical access ramp (5' x 56') - no permanent footings** provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

**Fire Official**

/s/ Laurie Leader

**Building Official**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

*Approved Property Use - Zoning*  
single family

*Building Inspections*

*Fire Department*



## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

**Check the Status or Schedule an Inspection On-Line at  
<http://www.portlandmaine.gov/planning/permitstatus.asp>**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
- **Per Section 107.3.1 of the Maine Uniform Building and Energy Code (MUBEC). One set of printed approved stamped construction documents shall be kept at the site of work and shall be open to inspection by building officials.**

### **REQUIRED INSPECTIONS:**

Setbacks and Footings Prior to Pouring

Framing Only

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any Date: 10/02/15  
within the City, payment arrangements must be made before permits of any kind are accepted.

Reviewed for Code Compliance  
Inspection Division  
Approved with Conditions  
10/02/15

<b>Address/Location of Construction:</b> 39 Skylark Rd., Portland, Me. 04102		
<b>Total Square Footage of Proposed Structure:</b>		5' x 56' 280 sf
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 347          E003          001	<b>Applicant Name:</b> Custom Float Services <b>Address</b> PO Box 7302 <b>City, State &amp; Zip</b> Portland, ME 04112	<b>Telephone:</b> 207-653-6059 <b>Email:</b> cscripture@customfloa
<b>Lessee/Owner Name :</b> Robert Shaw (if different than applicant) <b>Address:</b> 39 Skylark Rd <b>City, State &amp; Zip:</b> Portland, ME 04102 <b>Telephone</b> 207-797-0750 <b>E-mail:</b>	<b>Contractor Name:</b> Custom Float Se (if different from Applicant) <b>Address:</b> PO Box 7302 <b>City, State &amp; Zip:</b> Portland, Me. 040 <b>Telephone</b> 207-653-6059 <b>E-mail:</b> cscripture@customfloat.co	<b>Cost Of Work:</b> \$ 1875.00 <b>C of O Fee:</b> \$ _____ <b>Historic Rev</b> \$ _____ <b>Total Fees :</b> \$ _____
<b>Current use</b> (i.e. single family) <u>single family</u> <b>If vacant, what was the previous use?</b> _____ <b>Proposed Specific use:</b> <u>Emergency Access ADA Ramp</u> <b>Is property part of a subdivision?</b> <input type="checkbox"/> If yes, please name _____ <b>Project description:</b> Temporary ADA Critical Access Ramp Granted by Alpha One. No permanent footings; ramp rests on 12 x 12 PT Pads. Slope: 1:12 ratio		
<b>Who should we contact when the permit is ready:</b> Candace Scripture@ Custom Float Services		
<b>Address:</b> PO Box 7302		
<b>City, State &amp; Zip:</b> Portland, ME 04112		
<b>E-mail Address:</b> cscripture@customfloat.com		
<b>Telephone:</b> 207-653-6059		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at <http://www.portlandmaine.gov/754/Applications-Fees> or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

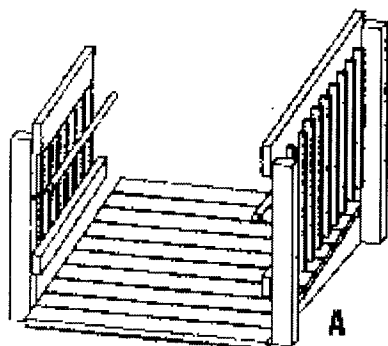
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**Signature:** \_\_\_\_\_ **Date:** 09/23/2015

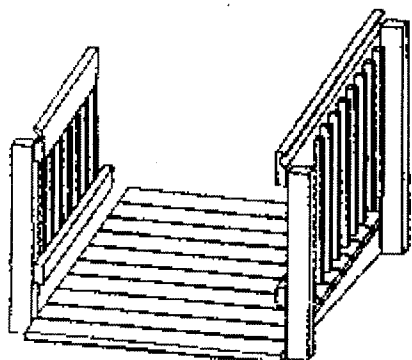
This is not a permit; you may not commence ANY work until the permit is issued.



## GUARDRAIL/HANDRAIL



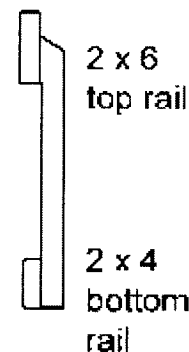
**Option A:** Attach 2x4 boards to 4"x4"s parallel to ramp surface, 4" above ramp surface. Attach 2x6 boards parallel to 2x4's so that top of 2x6 is 36" above ramp. Cut 2x2 spindles to 30" lengths and attach vertically to 2x4 and 2x6's with 4" space between each. Use a 3 7/8" spacer to make spindles installation easier. 1 1/2" round hand rail can be attached to the 4x4's or the 2x6 at a height that is most convenient to the user. (The reason the 2x4 is placed 4" above the ramp is to allow for easier snow removal.)



**Option B:** Same as above, except that top rail consists of 2x6 board that has been plowed for a hand grip. The plowed groove is placed on the outside of the ramp.

When ordering lumber for guardrail, order the longest board possible; i.e 15' of guardrail from 2x6x16. You can get 3, 30" spindles from an 8' length and you need 10 spindles per 59" section.

Note: The 30" 2x2 spindles can be cut with a 30 degree bevel on one end and installed as shown at right.



**Note:** Type of guardrail/handrail selection is based on needs of the user. It may be easier for someone to pull themselves up the ramp using the 1 1/2" round handrail rather than using the plowed-style of 2 x 6 handrail.

The logo for Alpha One is located at the top center of the page. It consists of the words "alpha One" in a white, sans-serif font. The word "alpha" is in lowercase, and "One" is in title case. The letter "O" in "One" is stylized with a white outline and a black interior, resembling a clock face with a white hand pointing towards the top right. The entire logo is set against a black rectangular background with a white border.

alpha One

## The Critical Access Ramp Program

The critical Access ramp program is a project provided through funding from Maine's Office of Community Development, Maine State Housing, and HUD. It is designed to enable people to obtain a well-built wheelchair ramp for their home quickly and efficiently. Families and individuals with low to moderate incomes who are not able to enter or leave their home because of an inability to use stairs would have an opportunity to obtain a wheelchair ramp within approximately 2-3 weeks anywhere in Maine. The program will address several critical obstacles faced by people in the past: Getting a ramp quickly, getting a functioning and safe ramp that meets applicable codes, requirements, and recommendations, and getting a high quality ramp that can go with a person when they move.

A comprehensive independent living evaluation will be done at a person's home by Alpha One and will include a site evaluation for a ramp. Modular ramp components will be pre-fabricated out of pressure treated wood and stockpiled in ready-to-go inventories. Trained, professional installers would then pick up, deliver, and build the modules into a ramp quickly and efficiently. People would not have to go into nursing homes, miss essential medical treatments, or remain trapped in their homes isolated from family and community. The components can also be disassembled and re-built if the consumer moves to a new location – people would not have to seek funds to build a new ramp each time they moved. This program will also be available to families and individuals who rent and will not be limited to homeowners only (home ownership is a requirement for most grant and low-interest loan programs).

The problem of obtaining ramps has been a long term barrier for people with disabilities and promises to grow more urgent in the years to come as we all age and more and more of us need ramps. This program is a giant step toward meeting that need in a comprehensive and effective way.

C7 Structural Notes: Attach string line from top of level landing to point where ramp will end.

ADA Ramp

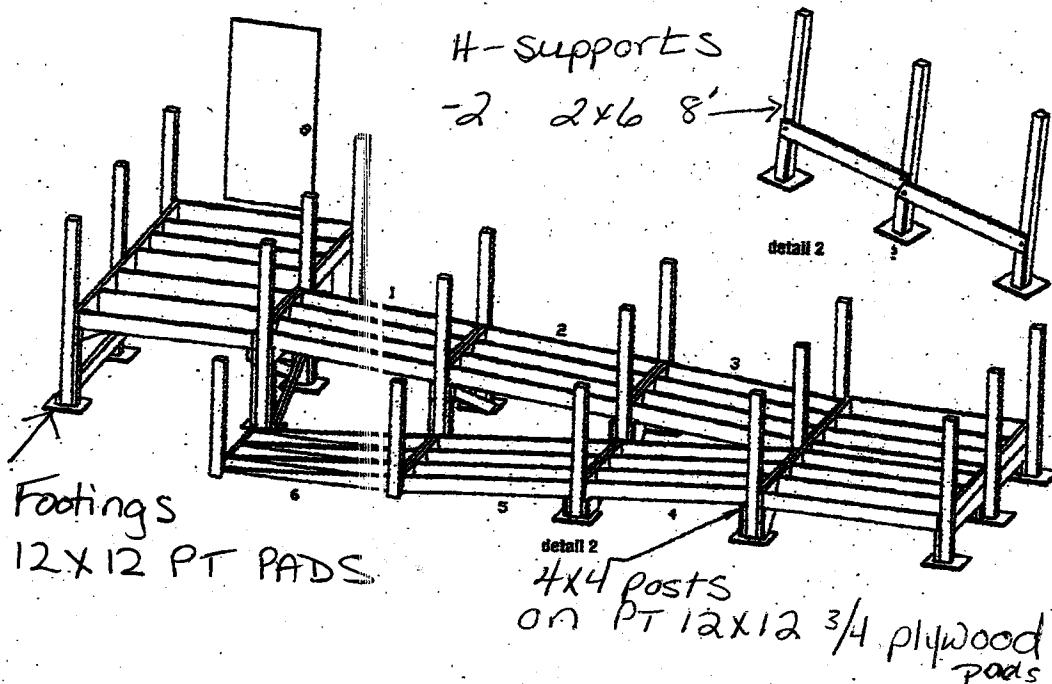
▼ Bolt Module #4 to landing with 3/8" x 4" carriage bolts. Match module slope to string.

↑ FASTENERS

▼ Attach cross support for Module #4 as shown in detail 2.

▼ Cross supports for the junction of Modules #4 and #5 will be attached to the 4x4 at the junction of Modules #2 and #3.

1:12 slope ratio



Note: The same options for transition to the ground are used for this design. Guardrail/handrail options are also the same except the inside guardrail on the lower portion of the ramp will be attached to the center 4x4's. Between modules 3 & 4 some 2x2x30" spindles will need to be screwed in place from inside the ramp.

COMPONENT MODULES MATERIALS

- ( ) Large Landing 8x5:
  - 4 2x6 10'
  - 2 2x6 8'
  - 10 5/4x6 8' Decking
  - 10 2x6 joist hangers
- ( ) Long Ramp 5x10'
  - 4 2x6 10'
  - 1 2x6 8'
  - 5 5/4x6 14' Decking
- ( ) Small Landing
  - 4 2x6 10'
  - 5 5/4x6 10' Decking
  - 6 2x6 joist hanger
- ( ) Short Ramp 5x5
  - 2 2x6 10'
  - 1 2x6 8'
  - 3 5/4x6 14' decking
- ( ) Wedge 5x5
  - 1 2x6 10'
  - 1 2x4 8'
  - 3 5/4x6 14' Decking